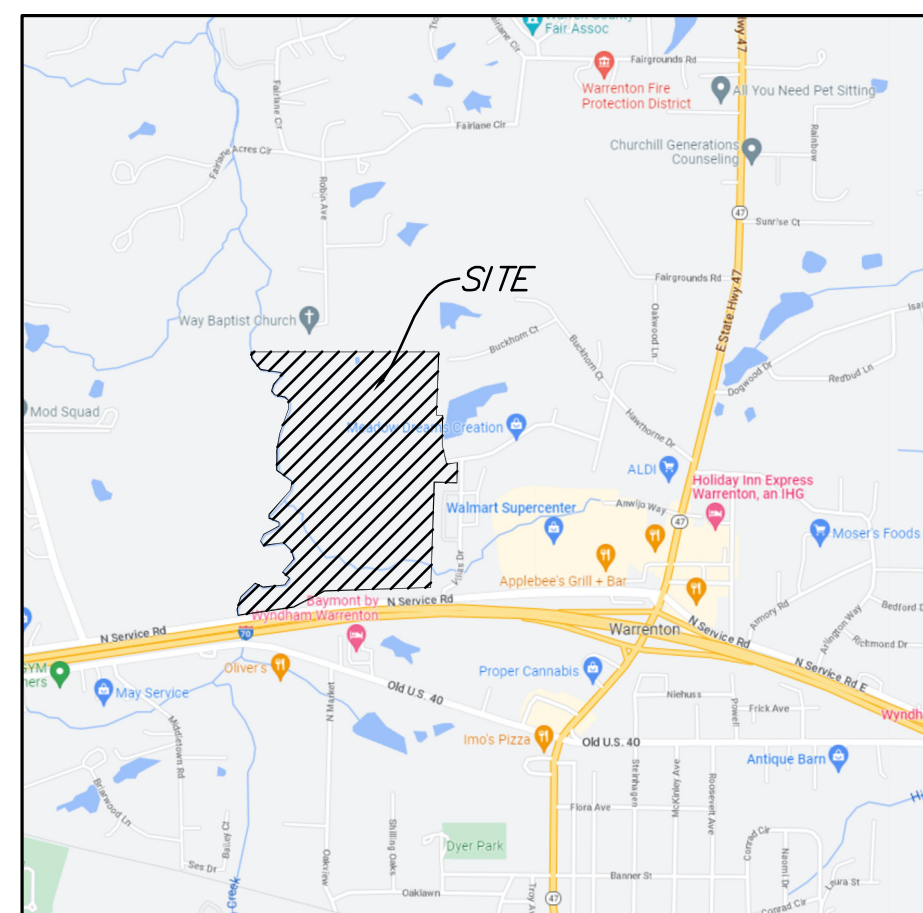


A RECORD PLAT FOR FORESTDALE

A TRACT OF LAND BEING PART OF
SECTION 20 & 21, TOWNSHIP 47 NORTH, RANGE 2 WEST
CITY OF WARRENTON, WARREN COUNTY, MISSOURI



LOCATION MAP

LINE TABLE

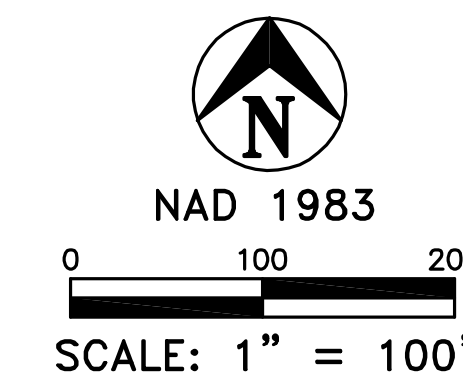
LINE	BEARING	DISTANCE
L-1	N06°45'W	99.73'
L-2	N12°57'E	38.00'
L-3	N45°16'E	85.33'
L-4	N51°47'E	128.47'
L-5	N72°12'E	45.49'
L-6	S30°27'E	108.02'
L-7	S09°51'E	196.26'
L-8	N12°11'E	94.31'
L-9	N21°07'E	99.50'
L-10	S83°08'W	87.45'
L-11	N15°32'E	42.05'
L-12	N52°24'E	123.06'
L-13	N20°22'W	70.63'
L-14	N61°28'W	97.81'
L-15	N34°15'W	62.01'
L-16	S05°57'W	143.72'
L-17	N45°38'W	81.41'
L-18	N07°19'W	38.78'
L-19	N23°30'E	79.66'
L-20	N45°17'E	57.78'
L-21	N57°46'E	49.21'
L-22	N10°55'W	102.82'
L-23	N56°13'W	94.26'
L-24	N09°59'E	68.45'
L-25	N48°03'E	77.24'
L-26	N30°43'E	139.87'
L-27	N11°55'E	59.42'
L-28	N56°10'W	36.50'
L-29	S59°42'W	128.94'
L-30	N46°43'W	69.23'
L-31	N21°56'E	114.75'
L-32	N09°11'W	195.22'
L-33	N24°01'E	126.29'
L-34	N04°47'W	82.19'
L-35	N33°36'E	126.51'
L-36	N42°47'W	106.90'
L-37	N76°46'W	96.22'
L-38	N30°36'W	70.03'
L-39	N15°03'E	47.44'
L-40	S85°05'E	23.52'
L-41	N69°08'E	82.85'
L-42	N24°11'E	38.70'
L-43	N06°08'W	37.87'
L-44	N89°09'W	63.68'
L-45	S83°46'W	57.27'
L-46	N85°49'W	40.27'
L-47	N65°26'W	108.77'
L-48	N41°46'W	66.02'
L-49	N08°11'W	102.63'

Blanket easement to access sewer and water utilities described in Document #202107446 apply to the western parts of Lots 28, 7, 8, 9, 11, 12, 13, 14, and 15.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING
C-1	25.00'	20.41'	48°46'	19.85'	N32°07'E
C-2	48.00'	38.51'	45°58'	37.48'	N31°43'E
C-3	25.00'	20.41'	46°46'	19.85'	S78°54'W
C-4	48.00'	63.56'	75°34'	59.04'	S64°20'W
C-5	25.00'	27.37'	62°44'	26.02'	S57°45'W

NOTES:
Front Yard Setback: 30 feet
Side Yard Setback: 12 feet
Rear Yard Setback: 25 feet
(Setbacks apply to Lots 1 through 27)
All Lots shall have 15 foot front, 5 foot side and 15 foot rear utility easements unless otherwise designated.
Front lot corners shall be marked by cut cross in concrete street at 12 foot offset of centerline.



SYMBOL DENOTES:

- SET IRON ROD
- FOUND IRON ROD
- FOUND IRON PIPE
- FOUND AXLE
- △ FOUND STONE
- FOUND MLS MON.
- ✱ CUT CROSS

STATE OF MISSOURI)
COUNTY OF)

On this _____ day of _____, 2023, before me personally appeared Rod Thomas, to me known to be the person described in and who executed the foregoing instrument, and who being by me duly sworn, did say that she is Manager of Warrenton Center, LLC, and acknowledged that she executed the same as her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal in the County and State aforesaid, on the day and year last above written.

My Commission Expires: _____
By: _____
Notary Public

THIS PLAT is hereby approved by the Warrenton Board of Aldermen,
This _____ day of _____, 2023, pursuant to Ordinance No. _____

Melody Rugh, City Clerk
Eric Schueter, Mayor

No Title Commitment provided
Subject to Easements of Record
Parent Deeds: BK 750 PG 158, BK 1069 PG 192, Doc. #201102648

**RECORD PLAT
CLASS OF SURVEY—URBAN
SUBJECT TO: EASEMENTS OF RECORD**

Lewis-Bade, Inc.
Professional Land Surveyors
and Professional Engineers
101 EAST WALTON WARRENTON, MO. 63383
PHONE (636) 456-2615 FAX (636) 456-7252

SURVEYED BY	DATE	REVISIONS
MAX & COREY	NOV. 2023	
DRAWN BY:	CHECKED BY:	SCALE
CULLEN	BART	1"=100'
		FILE
		23089

THIS IS TO CERTIFY that I, LARRY P. BADE, have made a survey and subdivision of a 0.13 acre and a 67.54 acre tract of land being all of Lot 19 of a Boundary Adjustment Plat for Lot 19 & 20 of Hawthorn Hills-Plat Two, as shown in Slide C-123 & 124 of the Warren County Records, also being part of the East Half of the Northeast Quarter and part of the Northeast Quarter of Section 20, and part of the West Half of the Northeast Quarter, part of the Northwest Quarter of the Southwest Quarter, and part of the Southeast Quarter of Section 21, Township 47 North, Range 2 West, City of Warrenton, Warren County, Missouri.

The results of said survey and subdivision are hereon correctly shown.

Surveyed: Nov. 2023 By: Larry P. Bade, P.L.S. #1434

Warrenton Center, LLC, the undersigned, owner of the land described in the foregoing Surveyor's Certificate, has caused said tract of land to be subdivided as shown on this plat, which subdivision shall hereafter be known as "FORESTDALE", and hereby dedicates to the City of Warrenton, Missouri, the streets, roadways, sidewalks, and street lights and hatched areas on this plat, as public streets, roadways, sidewalks and street lights and appurtenances, and covenants and agrees that city acceptance for maintenance of said streets, roadways, sidewalks, and street lights shall not be petitioned until the streets, roadways, sidewalks and street lights are improved in such a manner as to comply with the current street construction standards of the City of Warrenton, Missouri, and this covenant shall run with the land abutting upon said streets, roadways, sidewalks and street lights.

The undersigned does hereby further dedicate the easements shown as utility easements on this plat for the purpose of permitting the construction, operation, and maintenance of sanitary sewers, gas lines, water lines, electric power lines, cable television lines, fiber optic lines, telecommunication lines, and equipment related thereto, and for drainage purposes. said utility easements, are hereby dedicated to the City of Warrenton, Missouri, Union Electric Company, d/b/a AmerenUE, AT&T Corp., Centurylink, Gateway Fiber, LLC, and Falcon Telecable, a California limited partnership, d/b/a Charter Communications, and their successors and assigns, for the purpose of installing, operating, and maintaining such public utilities and related equipment.

The City of Warrenton, Missouri, Union Electric Company, d/b/a AmerenUE, AT&T Corp., Centurylink, Gateway Fiber, LLC, and Falcon Telecable, a California limited partnership, d/b/a Charter Communications are hereby granted the right to survey, stake, construct, reconstruct, place, keep, operate, maintain, inspect, control, add to and relocate at will, at any time, and from time to time, in, on, upon, along, over, through and across, the herein described utility easements, sanitary sewers, gas lines, water lines, storm sewers, electric power lines, cable television lines, and telecommunication lines, including any and all equipment and other appurtenances normally associated therewith.

The utility easements shown hereon are hereby granted to the City of Warrenton and subsequent lot owners for the purpose of improving, constructing, maintaining, replacing and repairing of all stormwater management and drainage facilities, with the right of temporary use of adjacent ground not occupied by improvements for the excavation and storage of materials during installation, repair or replacement of said stormwater management and drainage facilities.

The roadway and utility easements shown hereon are hereby dedicated to the City of Warrenton for the purpose of constructing public streets, roadways, sidewalks, street lights and appurtenances, and covenants and agrees that city acceptance for maintenance of said streets, roadways, sidewalks, and street lights shall not be petitioned until the streets, roadways, sidewalks and street lights are improved in such a manner as to comply with the current street construction standards of the City of Warrenton, Missouri, and this covenant shall run with the land abutting upon said streets, roadways, sidewalks and street lights and for the construction, operation, and maintenance of sanitary sewers, gas lines, water lines, storm sewers, electric power lines, cable television lines, fiber optic lines, telecommunication lines, and equipment related thereto, and for drainage purposes. said utility easements, are hereby dedicated to the City of Warrenton, Missouri, Union Electric Company, d/b/a AmerenUE, AT&T Corp., Centurylink, Gateway Fiber, LLC, and Falcon Telecable, a California limited partnership, d/b/a Charter Communications, and their successors and assigns, for the purpose of installing, operating, and maintaining such public utilities and related equipment.

This dedication shall take effect upon its approval by the Board of Aldermen of the City of Warrenton, Missouri.

All provisions of these dedications, including the benefits and burdens, are deemed to be covenants running with the land and are binding upon and inure to the benefit of the parties named herein, their successors and assigns.

The undersigned further declares that this subdivision shall be subject to the conditions, reservations, restrictions and protective covenants of _____ as set forth in an instrument dated _____, 2023, and filed for record in Doc. # _____ in the office of the Recorder of Deeds, Warren County, Missouri.

The building lines shown on the above plat are hereby established.

All taxes which are due and payable against said tract of land have been paid in full.

By: _____
Rod Thomas, Manager